



**M E M O R A N D U M**

**TO:** Mayor Bruce Todd  
Council Member Max Nofziger  
Council Member Ronnie Reynolds

**FROM:** Michael J. Heitz, AIA, Director  
Parks and Recreation Department

**DATE:**

**SUBJECT:** Congress Avenue Landscape Improvements

In our continuing commitment to the Central Business District, the Parks and Recreation Department recently applied for a grant to plant trees and improve the irrigation system along Congress Avenue. I want you as the Economic Development Subcommittee to know what we are doing.

I have attached a copy of the details related to the Congress Avenue Landscape Improvements Project that the Parks and Recreation Department/Forestry Unit will be implementing in the near future. The project is being reviewed by the Urban Forestry Board during the design phase.

We are estimating tree replacement to begin in March and to be completed in April. During this phase, all efforts will be made to minimize the impact of the replanting on any of the businesses along Congress Avenue.

Should you have any questions please contact Dan Pacatte, Arborist I, Parks and Recreation Department at 476-6488.

Sincerely,

Michael J. Heitz, AIA, Director  
Parks and Recreation Department

xc: Oscar Rodriguez, Acting Assistant City Manager

1

## CONGRESS AVENUE LANDSCAPE IMPROVEMENTS

Summary	This project will replace at least 45 trees along Congress Avenue. Existing irrigation system will also be modified.	
Status	A \$20,000 grant from the Small Business Administration/Texas Forestry Service will be matched with \$24,000 from Congress Avenue Irrigation CIP (Parks and Recreation CIP Account 811-867-0297). Additional participants are Capital Metro, \$12,000 and Jack Brown Cleaners, \$5,000.	
Issues	The Urban Forestry Board formed a committee to review the project. The professions represented on the committee include nursery consultants, arborists, and landscape architects. Topics of discussion are overall project design, tree species, contract specifications and maintenance after project completion. Their recommendations will be presented to the Urban Forestry Board.	
Description	The project will replace as many as possible of the dead or marginally successful red oaks on Congress Avenue, from the 300 block (west side only) through the 1000 block (both sides). The irrigation system will be upgraded to all trees (newly-planted and remaining).	
Basic Data	Project Contact:	Randy Russell, Division Manager Operations, Parks and Recreation Department 480-3030
	Project Manager:	Dan Pacatte, Arborist I Parks and Recreation Department 476-6488
	Estimated Bid Date	February 22, 1993
	Estimated Construction Start Date	March, 1993
	Estimated Completion Date	April, 1993



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Naming of Park in Dove Springs Area

The Parks and Recreation Department has received a request from Victor Aquino, representing the Dove Springs neighborhood, to officially name the park in the area, Dove Springs Park.

The request for this name is the result of a special election conducted by the neighborhood in which school children participated. The children chose the name Dove Springs Park.

Recommendation:

I recommend that the Parks and Recreation Board recommend to Council that the official name of this park be Dove Springs Park.

Please let me know if you have additional questions.



Michael J. Heitz, AIA, Director  
Parks and Recreation Department



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Acceptance of Grant for Dick Nichols District Park

On August 27, 1992, the Texas Parks and Wildlife Department (TPWD) announced its selection of our Dick Nichols District Park grant application for funding. Although we had applied for \$471,531 in grant funds, we were awarded \$456,531. TPWD refused to fund half of a proposed soccer field on grounds that the facility is repetitious of soccer fields at Slaughter Creek Metropolitan Park, about 1.5 miles south of Dick Nichols.

In late December, 1992, TPWD sent us copies of the fully executed grant contract between the City and TPWD, constituting official approval of the project.

The grant must be equally matched by the City. The total grant requirements of \$913,062 will open Dick Nichols Park to the public by providing, among other amenities, a playground, a variety of courts and fields, trails and picnic facilities. In addition, PARD will construct the park's necessary infrastructure, an improvement not covered by the grant.

The park design is complete, and City permits have been obtained. Construction is scheduled to begin in February and be completed by late Summer 1993.

I request your recommendation to accept the grant. City Council will be asked to accept the grant on February 11, 1993.



Michael, J. Heitz, AIA, Director  
Parks and Recreation Department

MJH/SC



**M E M O R A N D U M**

**TO:** Parks and Recreation Board

**FROM:** Michael J. Heitz, AIA, Director  
Parks and Recreation Department

**DATE:** February 3, 1993

**SUBJECT:** Construction of two-slip boat dock, at 4506 Waterford Place  
File # SP-92-0439DS

A request has been received from Balderach and Company, on behalf of Mark Malone, to construct a covered two-slip boat dock, at 4506 Waterford Place.


This boat dock is proposed to be located within an easement specifically dedicated to the applicant's property for that purpose.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

**Recommendation**

I recommend approval of the request to construct a covered two-slip boat dock at 4506 Waterford Place, in accordance with Site Plan # SP-92-0439DS.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department

MH:PM

## D I S T R I B U T I O N      M E M O R A N D U M

9-DEC-1992

TO: COMMENT DUE DATE: 17-DEC-1992  
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
SUBJECT: DEVELOPMENT PERMIT ONLY SP-92-0439DS

PROJECT: MALONE BOAT DOCK

4506 WATERFORD PL

CASE MANAGER: NEWMAN, MIKE 499-2706

APPLICATION DATE: 9-DEC-1992

ZIP: 78733 FULL PURPOSE  
WATERSHED: Lake Austin SUBJ TO COMP WATERSHED ORD

OWNER: MALONE, MARK (512)329-8416  
2423 WESTLAKE AUSTIN, TX 78746  
CONTACT: MARK MALONE  
AGENT: BALDERACH & COMPANY (512)472-8794  
508 OAKLAND AUSTIN, TX 78703  
CONTACT: RON BALDERACH

SITE PLAN AREA: 0.019 ACRES ( 810 SQ FT)  
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING:  
EXISTING USE:

TRACT	ACRES/SQ FT	PROPOSED USE
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RELATED CASE NUMBERS (IF ANY):

## OTHER PROVISIONS:

QUALIFIES AS A SMALL PROJECT  
TIA IS NOT REQUIRED  
FEE RECEIPT #: 1185360

SUBD NAME: WATERFORD PLACE  
BLOCK/LOT: BLOCK B, LOT 4  
PLAT BOOK/PAGE: BOOK 86, PAGE 134BCD

PARCEL #:

VARIANCES/WAIVERS, BONUSSES:



REVIEW COMMENTS

TO: SITE PLAN PROCESSING

CASE MANAGER: Newman, Mike

FROM: FILE NUM: SP-92-0439DS

PROJECT NAME: MALONE BOAT DOCK

LOCATION: 4506 WATERFORD PL

DUE DATE: 17-DEC-1992

REVIEWER: MARSH, PETER

DATE: 18-DEC-1992

PD 1. The length of the shoreline should be indicated to enable the correct width of the boat dock to be ascertained.

PD 2. Residential boat docks are considered accessory uses to residential zoning. Information must be provided that indicates that Easement #4 and Common Area #3 have dedicated rights to the use the waterfront to Lot 4, Block B, Waterford Place.

PD 3. This request has NOT been approved by the Parks and Recreation Board. It will considered at the next regular scheduled meeting to be held on January 12, 1993.





**BALDERACH**  
**and Company**  
architects - builders  
508 Oakland Austin, Texas  
512/472-8794 78703

7 December 1992

Parks & Recreation Department  
City of Austin  
1500 W Riverside Dr  
Austin, TX 78704

Dear Director,

Balderach & Company is planning to build a boat house along the shoreline of 4506 Waterford Place, Austin, Texas 78733.

We propose to begin construction in January 1993.

Sincerely,

Ron Balderach



**BALDERACH  
and Company**

architects - builders

508 Oakland Austin, Texas  
512/472-8794 78703

**EXHIBIT I**

**SUMMARY LETTER  
BOAT DOCK PERMIT**

Balderach & Company requests a building permit for the construction of a 810 s.f. boat dock at 4506 Waterford Place on Lake Austin.

This boat dock will not gain any dryland into the lake. The effect of this boat dock on the natural and traditional character of the land and waterways is minimal because:

1. The boat dock is tucked back against the existing peninsula that protrudes into the channel. This placement of the boat dock does not obstruct navigation on the river.

Respectfully submitted,

Ron Balderach



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Construction of retaining wall, at 2911 Brass Buttons Trail  
File # SP-93-0031DS


A request has been received from Matt Gordon, to construct a limestone retaining wall, at 2911 Brass Buttons Trail.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

**Recommendation**

I recommend approval of the request to construct a limestone retaining wall at 2911 Brass Buttons Trail, in accordance with Site Plan # SP-93-0031DS.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department

MH:PM

D I S T R I B U T I O N      M E M O R A N D U M      19-JAN-1993

TO:  
FROM:      SITE PLAN REVIEW DIVISION  
SUBJECT:    DEVELOPMENT PERMIT ONLY

COMMENT DUE DATE:    3-FEB-1993  
SP-93-0031D

PROJECT:    GORDON RETAINING WALL

2911      BRASS BUTTONS TRL

CASE MANAGER:      OSKOUIPOUR, JAVAD    499-2639

APPLICATION DATE: 19-JAN-1993

ZIP: 78734  
WATERSHED: Lake Austin

FULL PURPOSE

OWNER: GORDON, MATT  
8150 CEBERRY DRIVE AUSTIN, TX    78759  
CONTACT: MATT GORDON      (512)472-8739

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SITE PLAN AREA:      0.008 ACRES      (      359 SQ FT)  
UTILITY OR STORM SEWER LENGTH:      0 LINEAR FEET

EXISTING ZONING:  
EXISTING USE:

TRACT	ACRES/SQ FT	PROPOSED USE
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RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:  
TIA IS NOT REQUIRED  
FEE RECEIPT #: 1182731

PROPERTY DESCRIPTION:  
SUBD NAME: APACHE SHORES  
BLOCK/LOT: LOT 99 & 359  
PLAT BOOK/PAGE:

VARIANCES/WAIVERS, BONUSES:

PARCEL #:

\*\* REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM \*\*



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Construction of boardwalk and repairs to retaining wall at  
7104 Greenshores Drive.  
File # SP-93-0025DS

A request has been received from Tim Aynesworth, on behalf of William Reeder, to construct a boardwalk and carry out repairs to an existing concrete retaining wall, at 7014 Greenshores Drive.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

**Recommendation**

I recommend approval of the request to construct a boardwalk and carry out repairs to the retaining wall at 7014 Greenshores Drive, in accordance with Site Plan # SP-93-0025DS.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department

MH:PM

TO: COMMENT DUE DATE: 22-JAN-1993  
 FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
 SUBJECT: DEVELOPMENT PERMIT ONLY SP-93-0025DS

PROJECT: REEDER RESIDENCE RETAINING WALL REPAIRS

7014 GREENSHORES DR

CASE MANAGER: OSKOUIPOUR, JAVAD 499-2639

APPLICATION DATE: 14-JAN-1993

ZIP: LIM. PURPOSE  
 WATERSHED: Lake Austin

AGENT: G. TIM AYNESWORTH, CONSULTING (512)328-2272  
 1101 CAPITAL OF TX. HWY. G-256 AUSTIN, TX 78746  
 CONTACT: TIM AYNESWORTH

SITE PLAN AREA: 0.028 ACRES ( 1199 SQ FT)  
 UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING:  
 EXISTING USE: RESIDENTIAL

TRACT	ACRES/SQ FT	PROPOSED USE
0.000/ 0	REPAIRS	
0.000/ 0	RETAINING WALL	

RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:  
 QUALIFIES AS A SMALL PROJECT  
 TIA IS NOT REQUIRED  
 FEE RECEIPT #: 1182715

SUBD NAME:  
 BLOCK/LOT:  
 PLAT BOOK/PAGE:

PARCEL #:

VARIANCES/WAIVERS, BONUSES:

January 14, 1993

Jim Smith  
City of Austin  
POB 1088  
Austin, Texas

Re: 7014 Greenshores Drive

Dear Mr. Smith:

As Architect for William G. Reeder I am submitting a completed application and plans for building permit for work to be done at 7014 Greenshores Drive. I have met with Javad Oskouipour about the project and it was his opinion that the project would be considered a small project retaining wall. We do not propose to construct a new or repair the existing retaining wall.

We propose to build a boardwalk on top of the existing concrete sidewalk. We propose to replace deteriorated boards on the existing pier and boat dock. We propose to raise the new decking to be flush with the new boardwalk.

This project does not involve any of the following:

- o Hill Country Roadway.
- o Work in the existing right of way
- o Grading, trees, backfill or earthwork
- o Change in drainage.
- o Erosion or sedimentation controls
- o Water or wastewater work.
- o Easements.
- o Natural vegetation or conditions.

All essential information is shown on the single 24"x36" sheet.

Yours truly,

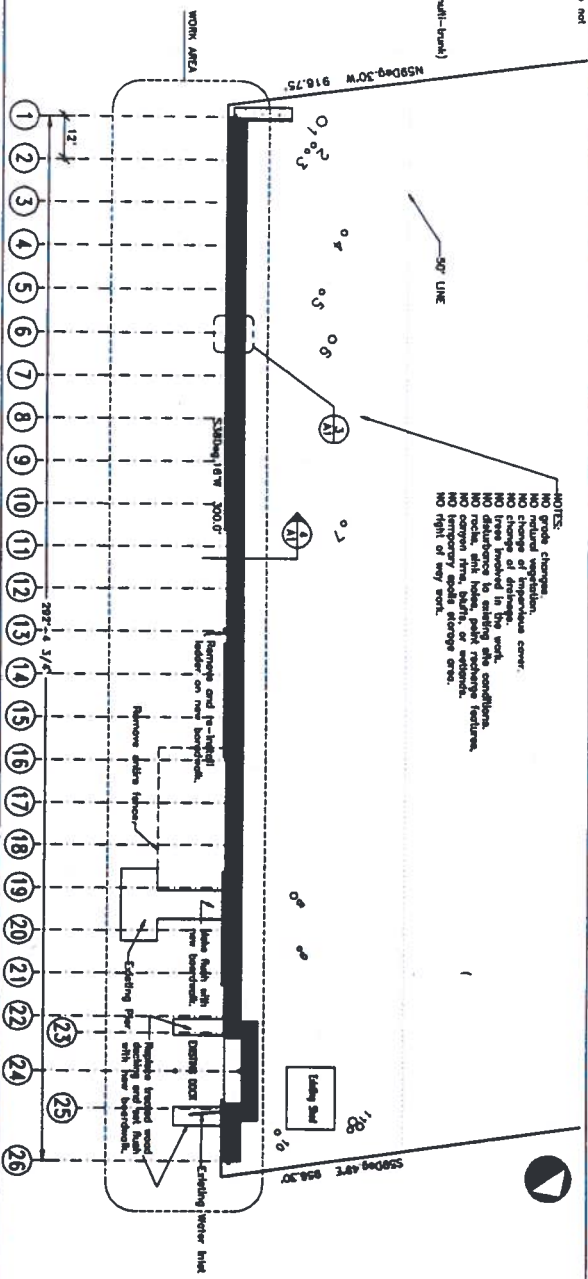


G. Tim Aynesworth  
Registered Architect #5014

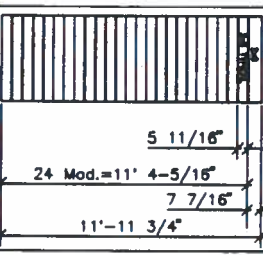
C:\8934\JIMSMITH



- NO 7ES:  
 NO grade changes.  
 NO natural vegetation.  
 NO change of impervious cover.  
 NO change of drainage.  
 NO trees involved in the work.  
 NO disturbance to existing site conditions.  
 NO rock, soil holes, peak rockface features,  
 NO canyon rills, shafts, or windows.  
 NO temporary spills storage area.  
 NO right of way work.



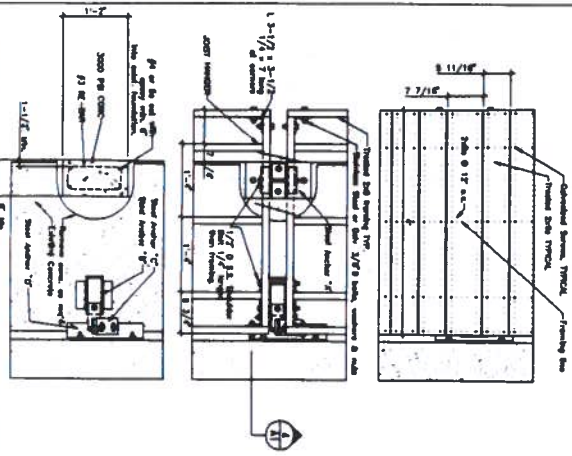
2 She Plan  
Location Map  
Scale: 1"=400'



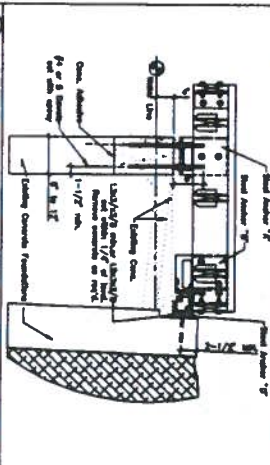
6  
DETAIL PLAN OF  
BOARDWALK MODULE  
SCALE: 3/8"=1'-0"



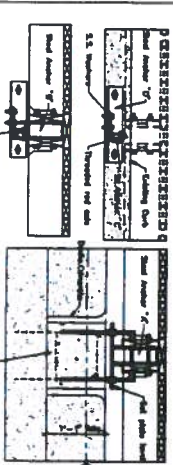
**1 New Boardwalk Plan**  
**Built over Existing Concrete Sidewalk as Foundation**



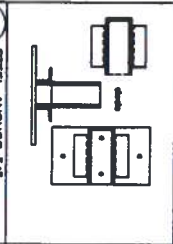
**4 SECTION THROUGH NEW BOARDWALK**  
Showing existing foundation  
SCALE: 1"=1'-0"



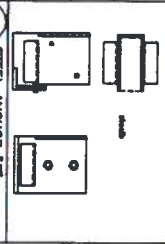
5 SECTION through new BOARDWALK  
TOP L: Anc. "C" & "D" BOT. L: Anc. "B" RIGHT: Anc. "A"  
SCALE: 1"=1'-0"



7  
STEEL ANCHOR - A  
SCALE: 1/8"=1'-0"



8 STEEL ANCHOR - 8  
SCALE: 1/2"=1'-0"



9 STEEL ANCHOR - C  
STEEL ANCHOR - D  
SCALE: 1/2" = 1'-0"



**ISSUE DATES:**

January 11, 1983

Reeder Residence  
7014 Greenshore Drive  
Austin, Texas  
78730

15

**G. TIM AYNESWORTH**

1981 Catalog of Patent Bar  
Examination - 1980  
Answers, Tests 707-9  
1-800-451-4511

PROJECT NO. 6934

## Replacement of Boardwalk

DRAWING NO.

A-1



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Construction of retaining wall and deck, at 5707 Leprechaun Drive  
File # SP-93-0033DS

A request has been received from Kurt Simons to construct a reinforced concrete retaining wall and wooden deck at 5707 Leprechaun Drive.

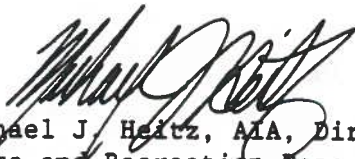
Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments), with the exception that no construction or navigation lighting details have been provided for the new wooden deck.

**Recommendation**

I recommend approval of the request to construct a reinforced concrete retaining wall at 5707 Leprechaun Drive, in accordance with Site Plan # SP-93-0033 subject to the following conditions:

1. Details of the construction of the proposed wooden deck and the navigation lighting, to City Code, be provided.
2. The above details be reviewed for compliance with the relevant sections of the City Code before the site plans are released for construction.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department

TO: COMMENT DUE DATE: 27-JAN-1993  
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
SUBJECT: DEVELOPMENT PERMIT ONLY SP-93-0033DS

PROJECT: SIMONS RETAINING WALL

5707 LEPRECHAUN DR

CASE MANAGER: HAMILTON, SHAW 499-2751

APPLICATION DATE: 19-JAN-1993

ZIP: 78746 FULL PURPOSE  
WATERSHED: Lake Austin

OWNER: SIMONS, KURT (512)327-7070  
6707 LEPRECHAUN AUSTIN, TX  
CONTACT: KURT SIMONS

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SITE PLAN AREA: 0.000 ACRES ( 0 SQ FT)  
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING:  
EXISTING USE:

TRACT	ACRES/SQ FT	PROPOSED USE
0.000/	0	RETAINING WALL

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RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:

QUALIFIES AS A SMALL PROJECT  
TIA IS NOT REQUIRED  
FEE RECEIPT #: 1182739

SUBD NAME: RIVERCREST ADDITION  
BLOCK/LOT: BLOCK A, LOT 42  
PLAT BOOK/PAGE: BOOK 22, PAGE 37

PARCEL #:

VARIANCES/WAIVERS, BONUSES:



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Construction of two-slip boat dock at 3007 Rivercrest Drive  
File # SP-93-0028DS

A request has been received from Spillar Boat Docks, on behalf of Mark Tays, to construct a two-slip boat dock with deck over at 3007 Rivercrest Drive.

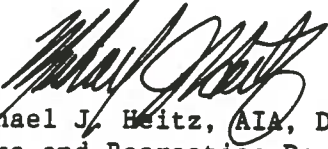
This boat dock will be constructed within an easement specifically dedicated to the applicant for that purpose. The original lot, Lot 25 Blk. A, Sec. 1, on the site plan was platted in the early 1960's so is exempt from the 20% restriction rule.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

**Recommendation**

I recommend approval of the request to construct a two-slip boat dock with deck over at 3007 Rivercrest Drive, in accordance with Site Plan # SP-93-0028DS.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department

MH:PM

## D I S T R I B U T I O N      M E M O R A N D U M

15-JAN-1993

TO: COMMENT DUE DATE: 25-JAN-1993  
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
SUBJECT: DEVELOPMENT PERMIT ONLY SP-93-0028DS

PROJECT: *Mark Tays Boat Dock*  
3007 RIVERCREST DR

CASE MANAGER: NEWMAN, MIKE 499-2706

APPLICATION DATE: 15-JAN-1993

ZIP:  
WATERSHED: Lake Austin

OWNER: TAYS, MARK (512)327-1114  
3007 RIVERCREST DRIVE AUSTIN, TX 78746  
CONTACT: MARK TAYS  
OWNER: SPILLAR BOAT DOCK (512)452-6514  
RT 3 BOX 937 SPICEWOOD, TX 78669  
CONTACT: MARK TAYS

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SITE PLAN AREA: 0.025 ACRES ( 1099 SQ FT)  
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING:  
EXISTING USE:

TRACT	ACRES/SQ FT	PROPOSED USE
	0.000/ 0	BOAT DOCK

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RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:  
QUALIFIES AS A SMALL PROJECT  
TIA IS NOT REQUIRED  
FEE RECEIPT #: 1182722

SUBD NAME: RIVERCREST ADDITION SECTION 1  
BLOCK/LOT: BLOCK C, LOT 6  
PLAT BOOK/PAGE: BOOK 13, PAGE 27

PARCEL #:

VARIANCES/WAIVERS, BONUSES:



January 29, 1993

To Whom It May Concern:

The purpose of this letter is to provide background information regarding a portion of land out of the Northwest corner of Lot 25, Block "A", Rivercrest Addition, Section 1, according to the map of said subdivision recorded in Book 13, Page 27 of the Plat Records of Travis County, Texas. Please refer to Exhibit "A" for a meets and bounds description.

It is my understanding that sometime around 1961, a Mary Virginia Conly purchased three properties when the Osborne Company was first developing the Rivercrest Subdivision. Mrs. Conly purchased Lot 6, Block C, Rivercrest Addition Section 1 for her daughter, Carol Conley; Lot 22, Block B, Rivercrest Addition, Section 1 for her son, Douglas Conly and the property described as Exhibit "A". This Exhibit "A" parcel was created to provide 22 feet of waterfront for the purpose of building a boatdock to be shared by the Conly children.

In 1990, my wife (Cynthia Tays) and I (Mark Tays) purchased the "Lot 6" property from Carol Conly Coleman and her husband, Toby Coleman. Carol Conly Coleman also sold us her one-half interest in the Exhibit "A" property at that time. We (the Tays) have built our permanent residence on Lot 6.

I have submitted a copy of a "Boatdock Agreement" between the current co-owners of the Exhibit "A" property. This document will show that Douglas J. Conly and his wife, Mary R. Conly of Boulder, Colorado, have given Mark and Cynthia Tays permission to develop the Exhibit "A" property with a double slip boatdock at this time.

I have also submitted copies of letters from my neighbors on both sides of the Exhibit "A" parcel. These letters grant me permission to build on all 22 feet of my waterfront, thus waiving the 10 foot set-back side easements. It is my understanding that we should be "grandfathered" on the 20% waterfront usage requirement, since this parcel of land was created back in the early 1960s for the purpose of building a boatdock on the 22 feet of water frontage.

Copies of deeds and construction plans were previously submitted by Royce Reynolds (452-6514) of Spillar Boat Docks & Boat Lifts on January 18, 1993. If I can be of any further assistance, please call me. I am most excited to receive permission to move forward with this project. I cordially thank you for your time and consideration.

Sincerely,

Mark A. Tays

Home phone: 327-1114


Work phone: 477-2505

January 20, 1993

To Whom It May Concern:

We, Linda H. <sup>LHM</sup>McLeod and W. Grey <sup>WGM</sup>McLeod, Jr., owners of the parcel of property described as Lot 24, Block A, Rivercrest Addition, Section 1, hereby waive the City of Austin ten foot side yard easement to the owners of the adjacent property described as NW 22 feet x 57.90 feet of Lot 25, Block A, Rivercrest Addition, Section 1 recorded in volume 13, page 27 plat records of Travis County (see exhibit A). Thereby, Mark A. Tays, Cynthia L. Tays, Douglas J. Conly and Mary R. Conly have our permission to construct structures within this easement and adjacent to our property line.

This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

  
-----  
W. Grey McLeod, Jr.

McLeod WGM

  
-----  
Linda H. McLeod

McLeod LHM



January 20, 1993

To Whom It May Concern:

We, Conrad R. Bohn and Arval W. Bohn, owners of the parcel of property described as Lot 25, Block A, Rivercrest Addition, Section 1, hereby waive the City of Austin ten foot side yard easement to the owners of the adjacent property described as NW 22 feet x 57.90 feet of Lot 25, Block A, Rivercrest Addition, Section 1 recorded in volume 13, page 27 plat records of Travis County (see exhibit A). Thereby, Mark A. Tays, Cynthia L. Tays, Douglas J. Conly and Mary R. Conly have our permission to construct structures within this easement and adjacent to our property line, *starting at the westernmost end of this property line, and extending a distance of 6 (six) feet back from the water's edge.* This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

Conrad R. Bohn 1-25-93

Conrad R. Bohn

Arval W. Bohn

Arval W. Bohn

# *Spillar Boat Dock & Boat Lifts*

Rt. 3, Box 937

Spicewood, Texas 78669

(512) 264-1774

January 12, 1993

Director of Parks & Recreation Department ;

We hereby request the approval of a Two Slip Boat Dock and Retaining Wall as to plans submitted for the construction of this project.

This project is located ; A portion of land out of the Norhtwest corner of Lot 25, Block A Rivercrest Addition, Section 1, according to the may of said subdivision recorded in Book 13, Page 27 of the Plat Recordss of Travis County, Texas. Waterfronage for Mark Tays, Lot 6 Block " C " River Crest Addition Section One, recorded in Vol. 13 Page 13, Plat Records of Travic, Co.  
27

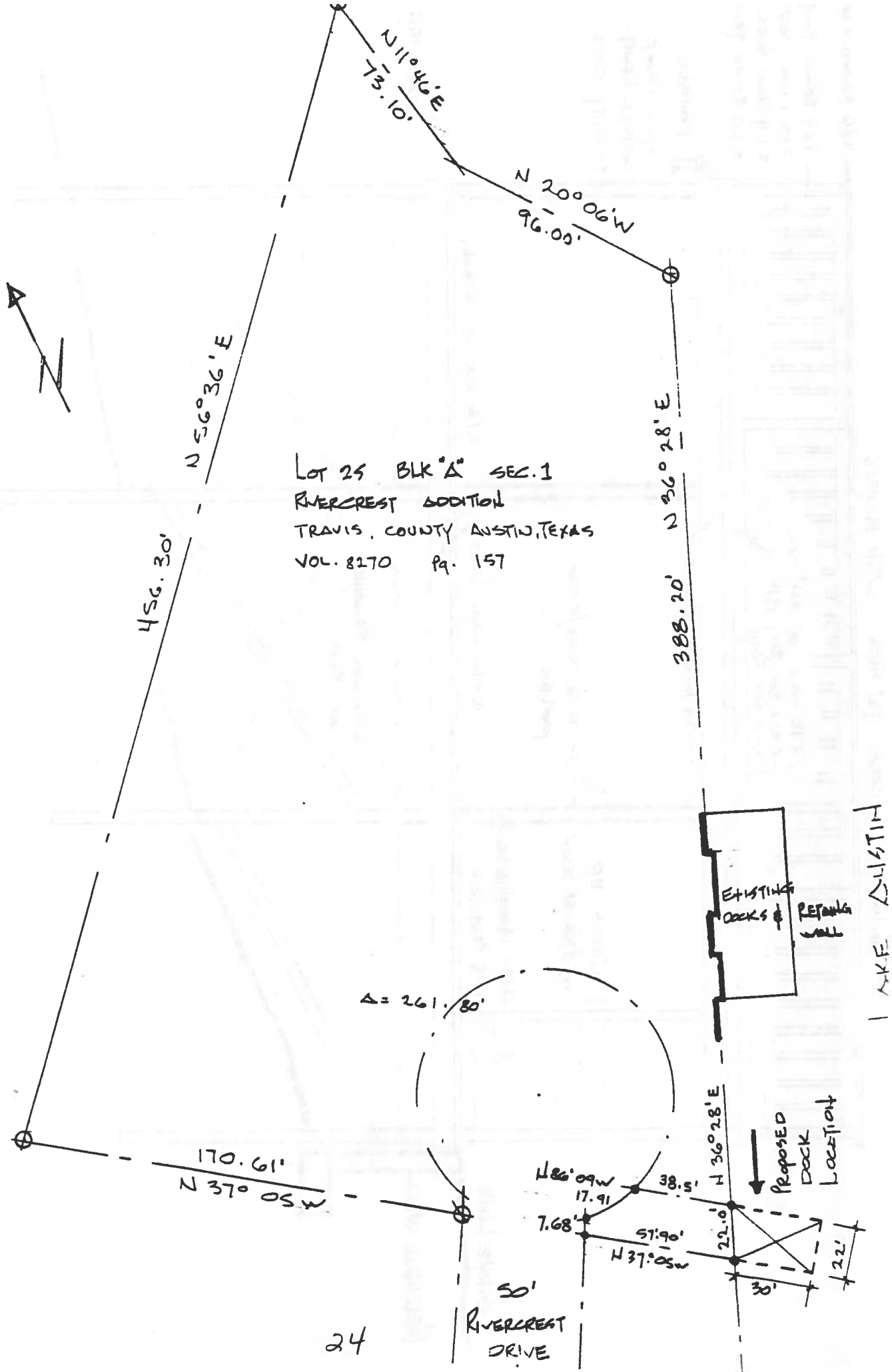
Mark Tays  
3007 Rivercrest Drive  
Austin, Texas 78746

Construction to begin on or about Febuary 15, 1993 and be completed in a substainal workmanlike manner.

Please contact ROYCE REYNOLDS on any questions regarding the construction of this project ( 452-6514 ).

Thank You ;

Mark Tays  
Mark Tays



HAND-RAIL TO CASE 42" HIGH - 6" Ø PICKETS

2x6 RD. VO. CAP  
4x4 RD. VO. POST  
2x2 RD. VO. PICKET  
2x4 RD. VO. HORIZ.  
2x6 RD. VO. TRIM

DOUBLE  
VAPOR PROOF  
AMBER LIGHT  
TO CITY COPE

LAKE ADJACENT

2x10 VOL. @ 24" O.C.  
1/2 3' x 30' ROOF HYP.  
2x11 VOL. LATH

2- 2x10 W.D. BEAM

6x6 VOL. CASE  
PULLEY

2x10 VOL. JOIST

2x6 RD. VO. DECKING

STAIRS UP  
w/ STORAGE BELOW

HORIZ. MASALITE SIDING  
1x4 PRIM TRIM

2x6 VOL. BRACING  
AS REQ.

SHORE LINE

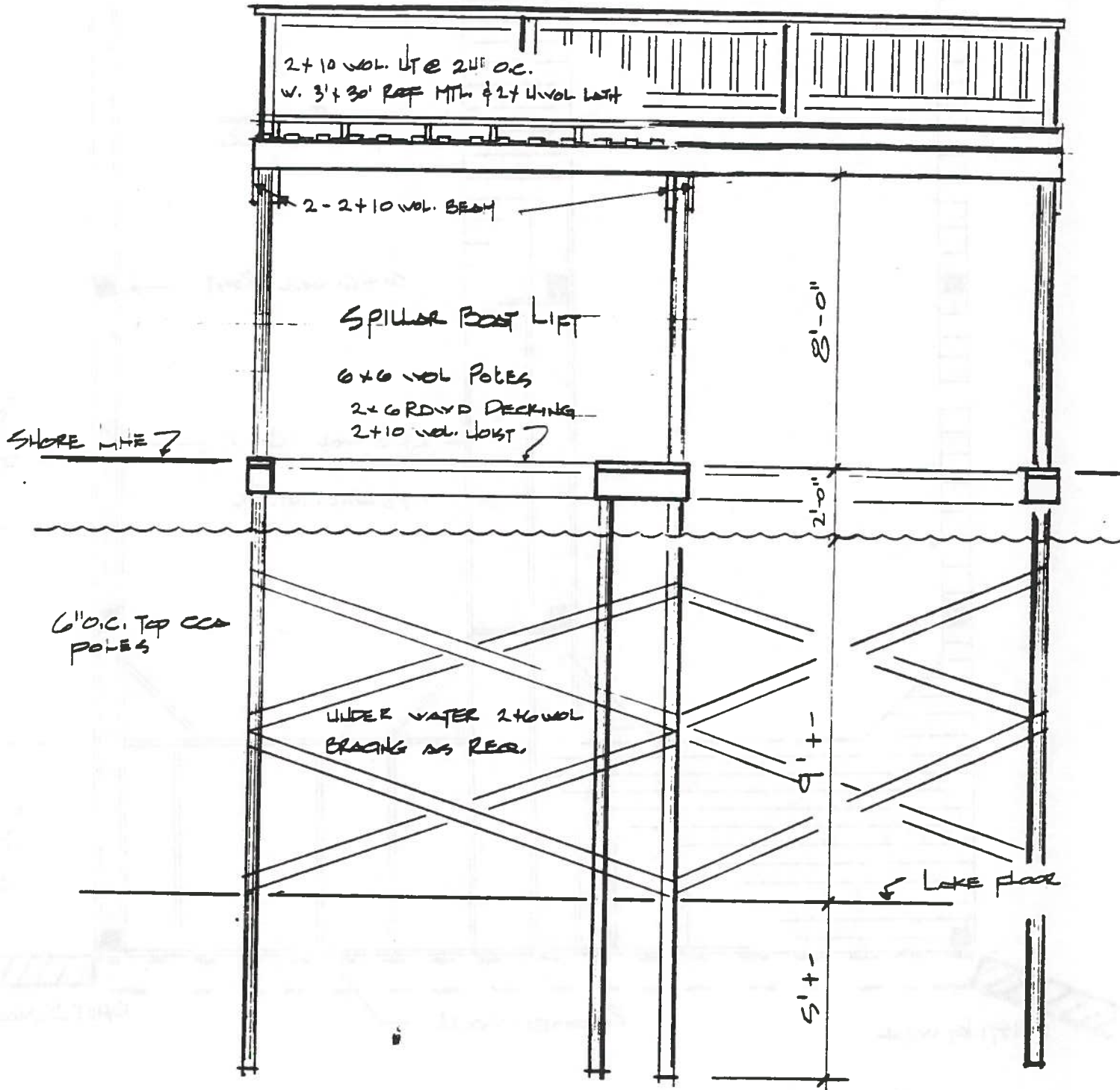
RETAINING WALL

SIDE ELEVATION

SC 4" = 1'-0"

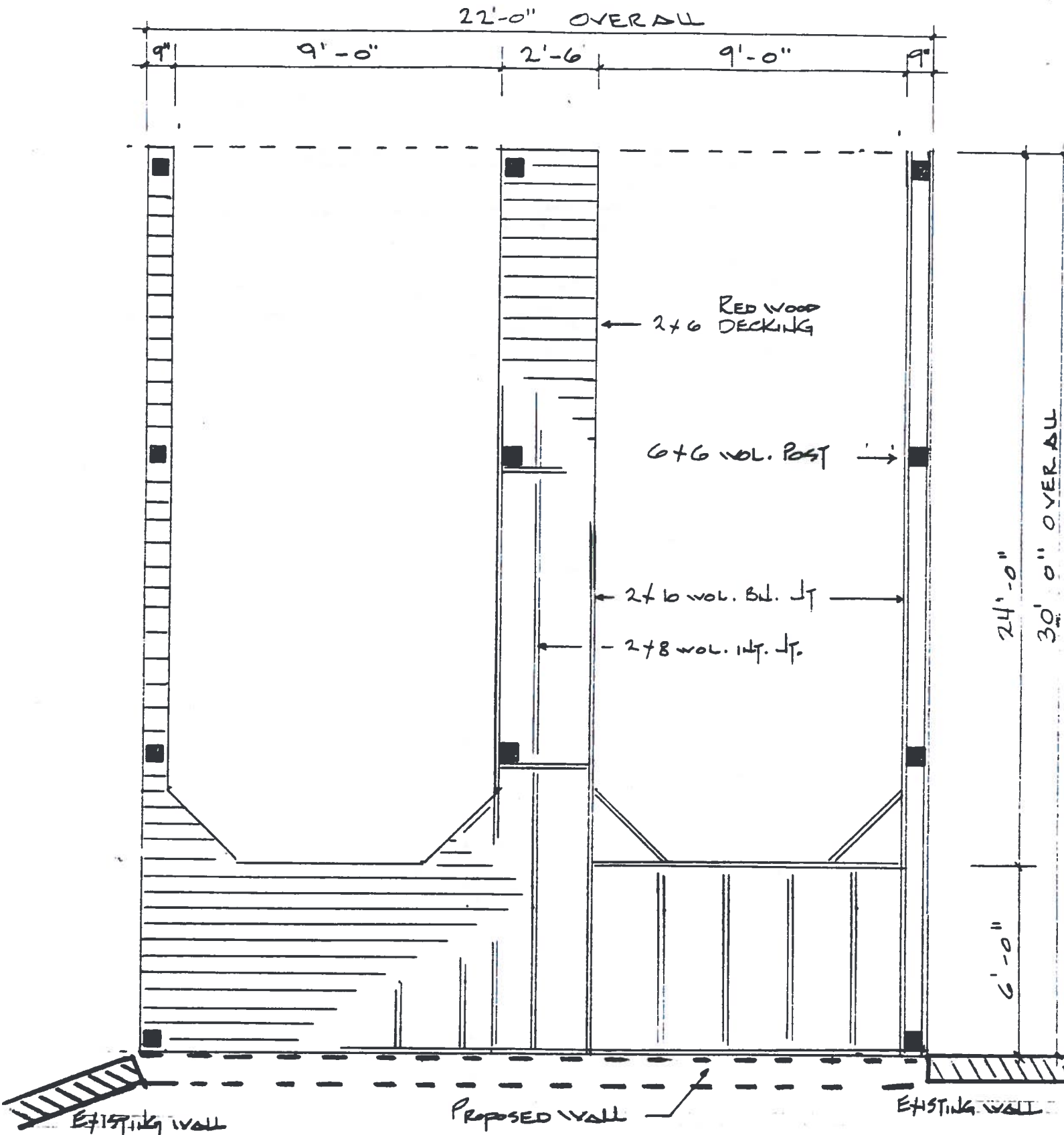
NAVIGATION LIGHT SEE SIDE ELEVATION

HAND RAIL SPEC. SEE SIDE ELEVATION



LAKE TO SHORE ELEVATION

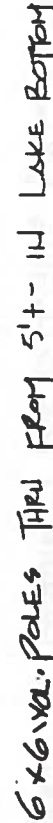
SC 4' = 1'0"



LOWER LEVEL BOAT DECK & RETAINING WALL

Scale 1/4" = 1'-0"

\*NOTE: LIGHTING TO CODE SEE SIDE ELEV.



30'-0" over ALL Dock

Upper Deck Level

Proposed Wall Below

EXISTING WALL BELOW



\* THERE ARE NO PROTECTED TREES ON CONSTRUCTION SITE

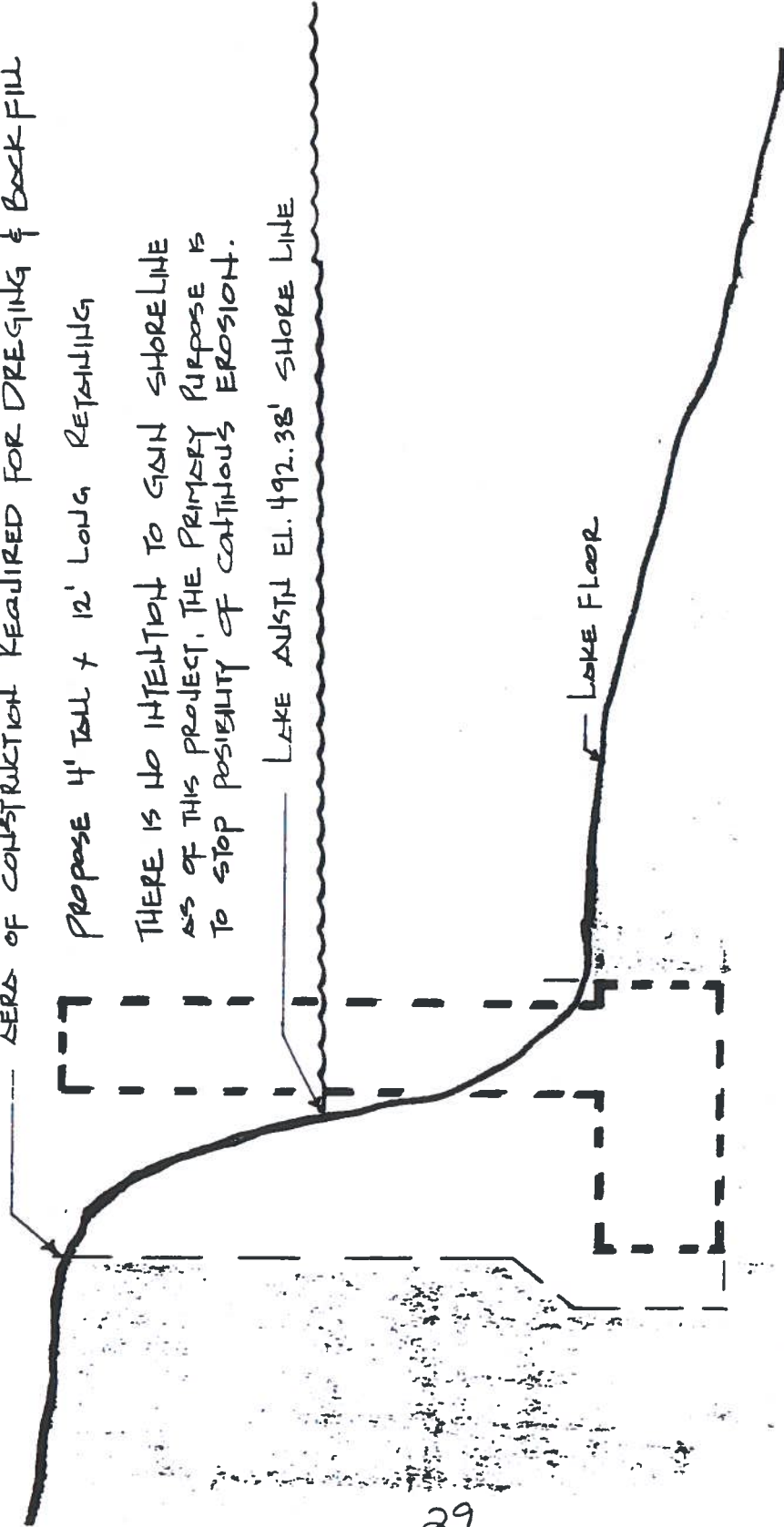
SILT FENCE ALONG AREA OF COAST FOR EROSION CONTROL  
APPROX. 32 SQ. FT. / 1.25 YDS DREDGING FOR FINDER TO BE USED AS BACK FILL  
SPROT. 40. SQ. FT. / 1.5 YS 1/2" ROCK BACK FILL

AREA OF CONSTRUCTION REQUIRED FOR DREDGING & BACK FILL

PROPOSE 4' TALL x 12' LONG RETAINING

THERE IS NO INTENTION TO GAIN SHORELINE  
AS OF THIS PROJECT. THE PRIMARY PURPOSE IS  
TO STOP POSSIBILITY OF CONTINUOUS EROSION.

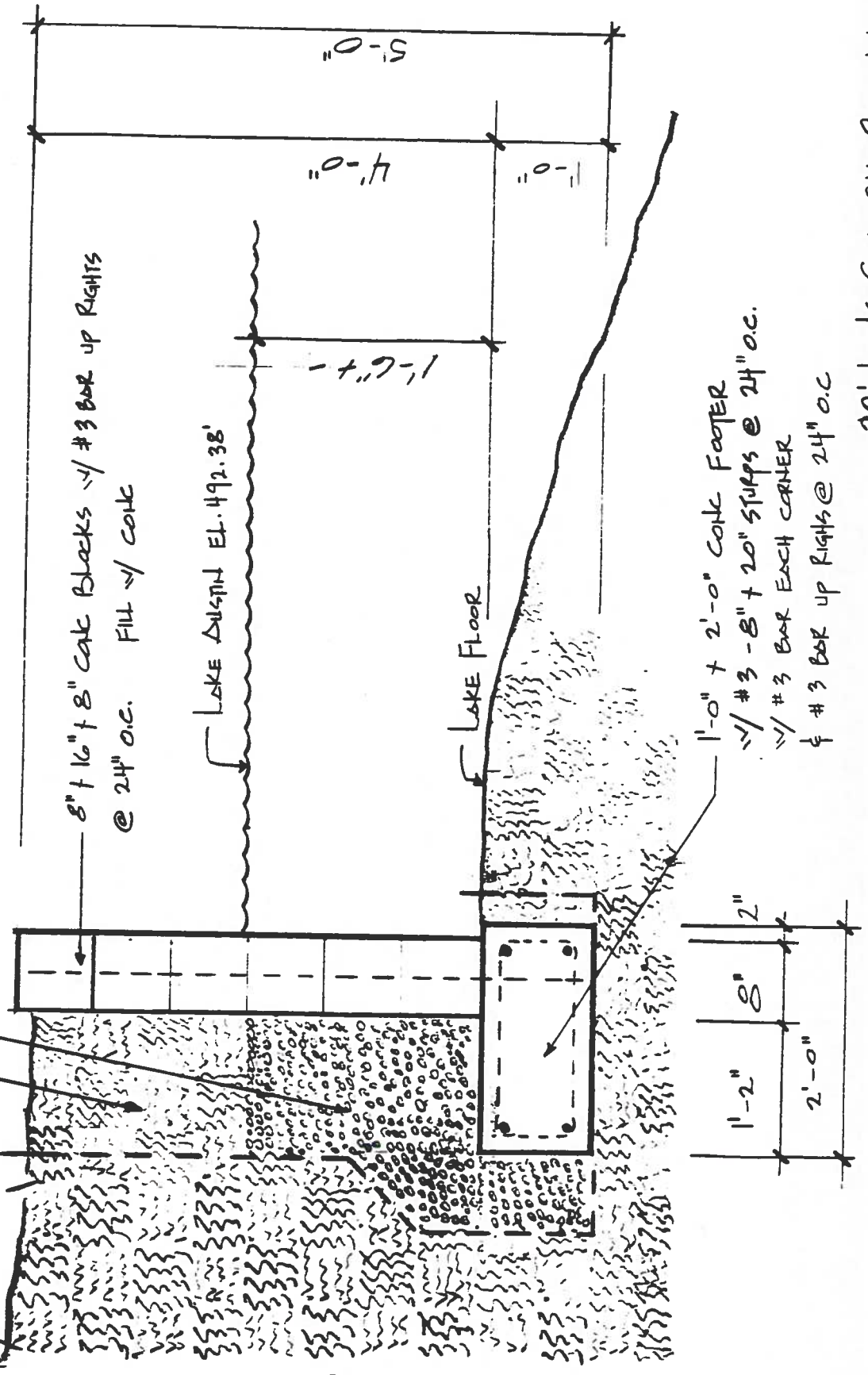
LAKE AUSTIN EL. 492.38' SHORE LINE



PROPOSE COKE BLK RETAINING WALL

SCALE 3/4" = 1'-0"

SILT FENCE ALONG AREA OF CONSTRUCTION  
 DOTTED LINE INDICATES AREA OF GROUND DISTURBANCE REA.  
 APPROX. 32 SQ. FT / 1.25 YS DIRT BACK FILL, REMOVED FROM FOOTING AREA  
 APPROX. 40 SQ. FT / 1.5 YDS OF 1 1/2" ROCK BACK FILL



1'-0" + 2'-0" CONC FOOTER  
 w/ #3 - 8" + 20" STUOPS @ 24" o.c.  
 w/ #3 BAR EACH CORNER  
 & #3 BAR UP RIGHTS @ 24" o.c.

22' LONG CONC BJK. RETAINING WALL  
 SCALE 3/4" = 1'-0"



## MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Construction of recessed covered two-slip boat dock, at 4400  
Island Cove.  
File # SP-93-0021DS

A request has been received from Signor Enterprises Inc., on behalf of Gary Klein, to construct a recessed covered two-slip boat dock and fill in two existing recessed slips, at 4400 Island Cove.

Parks and Recreation Department staff have reviewed the project and the amended site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

### Recommendation

I recommend approval of the request to construct a recessed covered two-slip boat dock and fill in two existing recessed slips at 4400 Island Cove, in accordance with Site Plan # SP-93-0021SP, subject to the following conditions:

1. The bulkheading in front of the two slips that are to be abandoned is constructed of large natural limestone rocks similar in size and color to the existing natural rock bulkhead. The new bulkhead should be adequately tied into the existing to prevent erosion.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department

TO: COMMENT DUE DATE: 21-JAN-1993  
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
SUBJECT: DEVELOPMENT PERMIT ONLY SP-93-0021DS

PROJECT: GARY S. KLEIN BOATDOCK

4400 ISLAND COVE

CASE MANAGER: HAMILTON, SHAW 499-2751

APPLICATION DATE: 13-JAN-1993

ZIP: 78731 FULL PURPOSE  
WATERSHED: Lake Austin RURAL WATER SUPPLY

OWNER: KLEIN, GARY S. (614)792-2924  
5593 PRESTON MILL WAY DUBLIN, OH 43017

CONTACT: GARY S. KLEIN

AGENT: SIGNOR ENTERPRISES INC (512)327-6064  
5524 WEST BEE CAVES ROAD STE K-5 AUSTIN, TX 78746  
CONTACT: RUSTY SIGNOR

---

SITE PLAN AREA: 0.021 ACRES ( 899 SQ FT)  
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING: SF  
EXISTING USE: BOAT DOCK

TRACT	ACRES/SQ FT	PROPOSED USE
0.000/	0	BOATDOCK
0.000/	0	SINGLE-FAMILY

---

RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:

QUALIFIES AS A SMALL PROJECT  
TIA IS NOT REQUIRED  
FEE RECEIPT #: 1182709

SUBD NAME: ISLANE @ MT. BONNELL SHORES, THE  
BLOCK/LOT: BLOCK A, LOT 10A  
PLAT BOOK/PAGE: BOOK 83, PAGES 131A & 131B  
PARCEL #:

REVIEW COMMENTS

TO: SITE PLAN PROCESSING CASE MANAGER: Hamilton, Shaw  
FROM: FILE NUM: SP-93-0021DS  
PROJECT NAME: GARY S. KLEIN BOATDOCK  
LOCATION: 4400 ISLAND COVE  
DUE DATE: 21-JAN-1993  
REVIEWER: MARSH, PETER

DATE: 20-JAN-1993

PD 1. The actual shoreline length of this lot is 260', not 319.3' as indicated on the drawing. The width of the development is, however, within 20% of the shoreline length.

PD 2. The site plan should indicate the location of the proposed development in relationship to the inlet and the opposite shoreline. The width of the inlet should be dimensioned. The Board has previously only approved development that does not extend more than 25% of the total width of the channel.

PD 3. Provide details of the new bulkhead construction and materials, the method and materials to be used to abandon the two existing bulkheads and the quantity of fill material to be used to fill abandoned slips.

PD 4. This request has NOT been reviewed or approved by the Parks and Recreation Board.

Date: January 12, 1993  
To: City of Austin  
From: Signor Enterprises Inc.  
Subject: Summary letter for the Klein boat dock at Island Cove.

This project is in the Lake Austin Watershed as the average lake level at the proposed location is 492.8.

No impervious cover is to be proposed.

All of the project will be constructed by a shore based crain and pile driver, so no trees will be cleared.

The construction process will be: first the steel pilings are driven, the lower deck will be built then the roof structure.

Thank you,

  
Rusty Signor

Date: January 12, 1993  
To: Director Parks and Recreation Department  
From: Signor Enterprises Inc.  
Subject: Dock permit, legal address: Lot 10a, Block A, The Island at Mt. Bonnell Shores  
Subdivision, Amended.

We are requesting approval of our residential boat dock plans at Island Cove for construction in February 1993.

The slips are to be built from steel pilings.

This additional construction should not adversely affect any shoreline erosion, drainage, or other environmental concerns.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Rusty Signor".

Rusty Signor





MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Reconstruction of existing boat dock, at 1112 Bruton Springs Road  
File # - Site Plan Exemption

A request has been received from Balderach and Company, to reconstruct an existing boat dock, at 1112 Bruton Springs Road.

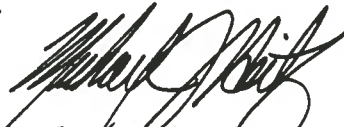
This project consists of the demolition of the superstructure of an existing boat dock, leaving the wooden piers in place, and reconstructing a single slip boat dock with deck over. Because it is an existing structure and the footprint will not be changed the project is exempt from Site Plan approval.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

**Recommendation**

I recommend approval of the request to reconstruct a single-slip boat dock with deck over at 1112 Bruton Springs Road.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department



City of Austin  
Department of Building Safety

Request for Site Plan Exemption

I, LARRY HORTON, do hereby certify that I am the [owner] [owner's agent] of the property at: 1200 BRUTON SPRINGS RD and in that capacity do herewith submit this application as my claim for an exemption from the site plan requirements of Chapter 13-1 of the Code of the City of Austin. I claim this exemption under Section 13-1-603\_\_\_; which I have checked on the reverse side of this form. Furthermore, I certify the following to be true and correct information pertaining to this exemption application:

ADDRESS: 1200 BRUTON SPRINGS RD.  
LEGAL (LOT) 19, 20, E 40' OF 21 (BLOCK)  
DESCRIPTION: (SUBDIVISION) BRUTON SPRINGS  
DESCRIPTION OF PROPOSED DEVELOPMENT: PLAT BOOK 2, PG. 238 -  
REMODEL OF EXISTING BOATDOCK  
IN DISREPAIR. PIERS EXISTING  
ARE TO BE USED. EXIST'G ROTTED  
ROOF TO BE REMOVED. EXIST'G  
CONCRETE WALL TO REMAIN.

Furthermore, I certify and acknowledge that:

- ✓ 1. The property described above has been legally subdivided; or that the property possesses a legal nonconforming lot status.
- ✓ 2. All applicable subdivision requirements will be completed prior to occupancy of the premises.
- ✓ 3. The proposed development complies with all applicable zoning regulations.
- ✓ 4. I have received from the appropriate agencies, prior to this application, confirmation that all utility services necessary for this project are available; and I will submit verification that all prerequisite fees for such services have been paid prior to issuance of a building permit.
- ✓ 5. I am aware that the approval of this application for a site plan exemption does not constitute authorization to violate any provisions of the Austin City Code or other applicable regulations.

Signature of Owner or Owner's Agent: Larry Horton

Printed Name of Owner or Agent: LARRY HORTON

Telephone Number of Owner or Agent: 472-8794

Date of Application: 1-29-93

FOR DEPARTMENTAL USE ONLY	
EXEMPTION REVIEWED BY: <u>JAVAD OSKAMPOUR</u>	ADDITIONAL INFORMATION REQUIRED
DATE REC'D: <u>1-29-93</u> RELEASE DATE: _____	
<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED	
<input type="checkbox"/> CONDITIONAL APPROVAL (Specify) _____	
SIGNATURE OF REVIEWER: <u>Javad Oskampour</u>	

**City of Austin  
Land Development Code  
Chapter 13-1, Section 13-1-603**

**Approved Site Plan Exemptions**

(a) A site plan shall not be required for the following:

50. ✓
- \_\_\_\_\_ (1) construction, alteration, or an addition to a single-family, single-family attached, or duplex residential structure or an accessory use to such a structure where one (1) structure is constructed per legal lot and the lot is not crossed or adjacent to a waterway;
  - \_\_\_\_\_ (2) removal of a tree not protected by the Land Development Code;
  - \_\_\_\_\_ (3) interior alteration of an existing building when the alteration does not increase the square footage, area or height of the building;
  - \_\_\_\_\_ (4) application for a certificate of occupancy for a change to another permitted use which does not increase off-street parking requirements from the existing use or all required parking is existing and in compliance with current codes;
  - \_\_\_\_\_ (5) construction of a fence, but no exemption is granted by this subsection for the construction of a retaining wall or for a fence that may obstruct the flow of water;
  - \_\_\_\_\_ (6) clearing an area no greater than fifteen (15) feet in width for surveying and testing where trees greater than eight (8) inches in diameter are not removed;
  - \_\_\_\_\_ (7) substantial restoration within a period of twelve (12) months of a building damaged by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind;
  - \_\_\_\_\_ (8) demolition of a structure or foundation covering no more than ten thousand (10,000) square feet of site area pursuant to a demolition permit issued in accordance with the Land Development Code with no disturbance of trees greater than eight inches (8") in diameter and no site clearing;
  - \_\_\_\_\_ (9) any development located outside the City's zoning jurisdiction and exempt from all watershed protection requirements of the Land Development Code;
  - \_\_\_\_\_ (10) small additions to developed sites which meet all of the following criteria:
    - a. the additional square footage does not exceed twenty-five percent (25%) of the existing paved or floor area or one thousand (1,000) square feet, whichever is less, except that the following items may exceed the area limitations of this subsection:
      - 1. enclosure of an existing staircase or porch.
      - 2. a carport for less than ten (10) cars placed over existing parking spaces.
      - 3. a ground level deck of less than 5,000 square feet which is for open space use and constructed of wooden slats.
      - 4. the replacement of an existing roof where height is not increased by more than five (5) feet.
      - 5. the remodeling of an exterior facade where new construction is limited to the addition of columns or awnings for windows or entrance ways.
    - b. the addition complies with all applicable codes and restrictions of the City of Austin, including the Compatibility Standards requirements in the Land Development Code.
    - c. the addition or change in use is not for the purpose of an adult-oriented business as defined and regulated by the Land Development Code.
    - d. the addition does not increase the degree of any existing non-compliance.
    - e. the addition will not create a drive-in service or increase the number of lanes of an existing drive-in service.
    - f. no trees eight (8) inches in diameter or larger are proposed or removed.
    - g. the addition is not located within the 100-year flood plain.
  - \_\_\_\_\_ (11) any other minor site activities similar to those listed above, as determined by the director.

(b) The director shall require the minimum information believed necessary, in the director's discretion, to determine that a project is entitled to an exemption under this section.

(c) An exemption pursuant to this section does not authorize any development in violation of the Land Development Code or other applicable laws or ordinances of the City. Any previously released site plan pertaining to the site proposed for development shall be revised pursuant to section 13-1-608 (b) if deemed necessary by the Director.



**M E M O R A N D U M**

**TO:** Parks and Recreation Board

**FROM:** Michael J. Heitz, AIA, Director  
Parks and Recreation Department

**DATE:** February 3, 1993

**SUBJECT:** Construction of single-slip boat dock, at 4402 Island Cove  
File # SP-93-0022DS

A request has been received from Signor Enterprises, on behalf of Sally Kilgore, to construct a covered single-slip boat dock, at 4402 Island Cove.

Parks and Recreation Department staff have reviewed the project and the amended site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

**Recommendation**

I recommend approval of the request to construct a covered single-slip boat dock at 4402 Island Cove, in accordance with Site Plan # SP-93-0022DS.

If I can provide you with any additional information, please contact me.

  
Michael J. Heitz, AIA, Director  
Parks and Recreation Department

MH:PM

D I S T R I B U T I O N      M E M O R A N D U M      14-JAN-1993

TO: COMMENT DUE DATE: 21-JAN-1993  
FROM: SITE PLAN REVIEW DIVISION  
SUBJECT: DEVELOPMENT PERMIT ONLY SP-93-0022DS

PROJECT: SALLY R. KILGORE

4402 ISLAND COVE

CASE MANAGER: VIGIL, MAPI 499-2636

APPLICATION DATE: 13-JAN-1993

ZIP: FULL PURPOSE  
WATERSHED: Lake Austin

OWNER: KILGORE, SALLY R.  
9417 GREAT HILLS TRAIL # 1029 AUSTIN, TX 78759  
CONTACT: SALLY R. KILGORE ( ) -  
AGENT: SIGNOR ENTERPRISES INC  
5524 WEST BEE CAVES ROAD STE K-5 AUSTIN, TX 78746  
CONTACT: RUSTY SIGNOR (512)327-6064

SITE PLAN AREA: 0.009 ACRES ( 399 SQ FT)  
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING: SF  
EXISTING USE: BOATDOCK

TRACT	ACRES/SQ FT	PROPOSED USE
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RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:  
QUALIFIES AS A SMALL PROJECT  
TIA IS NOT REQUIRED  
FEE RECEIPT #: 1182710

PROPERTY DESCRIPTION:  
SUBD NAME: ISLAND @ MT. BONNELL SHORES  
BLOCK/LOT: BLOCK A, LOT 11A  
PLAT BOOK/PAGE: BOOK 83, PAGES 131A & 131B

VARIANCES/WAIVERS, BONUSSES: PARCEL #:

\*\* REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM \*\*

REVIEW COMMENTS

TO: SITE PLAN PROCESSING

CASE MANAGER: Vigil, Mapi

FROM: FILE NUM: SP-93-0022DS

PROJECT NAME: SALLY R. KILGORE

LOCATION: 4402 ISLAND COVE

DUE DATE: 21-JAN-1993

REVIEWER: MARSH, PETER

DATE: 20-JAN-1993

PD 1. The shoreline length of this lot measures approximately 115', not 203.4' as indicated. The width of the development is still however within 20% of the total width.

PD 2. Navigation lights, in accordance with Section 13-2-793 of the Land Development Code, must be provided.

PD 3. The plan does not indicate how the backfill will be retained. Details of the construction, construction materials and quantity of backfill must be provided.

PD 4. This request has NOR been reviewed or approved by the Parks and Recreation Board.



Date: January 12, 1993  
To: Director Parks and Recreation Department  
From: Signor Enterprises Inc.  
Subject: Dock permit, legal address: Lot 11a, Block A, The Island at Mt. Bonnell Shores  
Subdivision, Amended.

We are requesting approval of our residential boat dock plans at Island Cove for construction in February 1993.

The slips are to be built from steel pilings.

This additional construction should not adversely affect any shoreline erosion, drainage, or other environmental concerns.

Thank you for your consideration.

  
Rusty Signor



**Date:** January 12, 1993  
**To:** City of Austin  
**From:** Signor Enterprises Inc.  
**Subject:** Summary letter for the Kilgore boat dock at Island Cove.

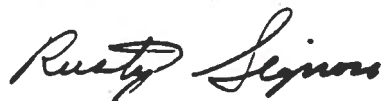
This project is in the Lake Austin Watershed as the average lake level at the proposed location is 492.8.

No impervious cover is to be proposed.

All of the project will be constructed by a shore based crain and pile driver, so no trees will be cleared.

The construction process will be: first the steel pilings are driven, the lower deck will be built then the roof structure.

Thank you,

A handwritten signature in cursive script that reads "Rusty Signor".

Rusty Signor



## MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Placement of CAST statue adjacent to Barton Springs Pool

In March of 1992 the Austin Arts Commission and the Art in Public Places Panel approved the acceptance of a statue commemorating J. Frank Dobie, Roy Bedichek, and Walter Prescott Webb to be placed just outside the main entrance to Barton Springs Pool, under a canopy of pecan trees. The statue would be in the open area between the fence around the pool and the parking area.

The sculpture is to be commissioned by Capital Area Statues, Inc. (CAST), a non-profit group that raises funds for an endowment that will commission monuments or statues to commemorate Texas history or culture. The non-profit board consists of novelist Stephen Harrigan, film-maker Bill Wittliff, former President of the Hispanic Chamber of Commerce Evelyn Sierra Hammond, musician Marcia Ball, and author Lawrence Wright, who chairs the board.

The sculpture is the first to be commissioned by CAST. It will be a larger-than-life (approximately 1/3 larger than life) bronze sculpture by the nationally known sculptress Glenna Goodacre. She has been commissioned to do the memorial for women who served in the Vietnam War near the Vietnam War Memorial on the Mall in Washington D.C.

Since CAST is still fundraising for the project, no formal agreement with CAST has been negotiated regarding the installation of the piece. Approximately half of the \$250,000 has been raised. Once the fundraising is complete and the piece commissioned, it is estimated that it will take a year for the sculpture to be cast, constructed and installed.

The Mayor requested that the Parks and Recreation Board also review and make a recommendation on the plan to site the sculpture adjacent to Barton Springs Pool (see attached memorandum).

Statue Location

February

P. 2

Since maintenance costs for the proposed bronze sculpture should be negligible and the project has been approved by the Arts Commission and the Art in Public Places Panel, the Department recommends placement of this proposed donation adjacent to the entrance to Barton Springs Pool.

Please let me know if you need additional information.



Michael J. Heitz, AIA, Director  
Parks and Recreation Department



xc Joby  
Gonna  
original mth



BRUCE TODD  
MAYOR

P.O. BOX 1058  
AUSTIN, TEXAS 78767  
A/C 512 499 2250  
FAX 512 499 2337

November 25, 1992

The Reverend Sterling Lands  
Greater Calvary Missionary Baptist Church  
7517 Cameron Road  
Austin, Texas 78752

Dear Reverend Lands:

Lawrence Wright and others approached me about the issue of the statues of Dobie, John Henry Faulk, and others to be built and put in the bathhouse at Zilker Park. I would appreciate it if you would have this issue scheduled for review by the Parks Board. In that parkland is involved, and I feel certain that it will be well received, I thought it might be appropriate for it to go through your board first. Lawrence can be reached at 447-7600, and his address is 1324 Alta Vista Avenue, Austin, Texas 78704.

Thank you for your assistance with this matter.

Sincerley,

Bruce Todd  
Mayor

✓ xc: Mike Heitz, Director, Parks and Recreation



## MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Director  
Parks and Recreation Department

DATE: February 3, 1993

SUBJECT: Approve Park Improvement Agreement Plans for Renovation of  
Trail and Construction of Deck Adjacent to Raddisson Hotel

The Raddisson Hotel, which overlooks Town Lake east of Congress Avenue, has expressed an interest in making improvements to the park adjacent to their property. The improvements are renovation of the existing, deteriorated access stairway, construction of an observation deck, and the assumption of maintenance responsibility for parkland next to the hotel.

First, a public trail or stairway, which begins at the north end of the Congress Avenue bridge, provides access to the Town Lake trail along the lake front. The trail has deteriorated to the extent that it was closed to the public last year; no City funding is available to renovate the limestone and wooden stairs. The Raddisson has offered to repair the stairway, using plans and specifications supplied by the Parks and Recreation Department, and to maintain the stairway in the future.

Second, the Raddisson Hotel has offered to build a 990 square foot wooden observation deck along the common property line, to be accessible by the public as well as hotel patrons. The deck could enable the public to observe the Congress Avenue bat flights, or to enjoy service from the hotel restaurant. Permanently mounted telescopes are planned to assist in viewing the nearby exit flight of the bat colony. The deck would be accessible from the adjoining public trail; a gate, listing the park curfew, would be closed and opened by hotel personnel. Hotel patrons could use the deck on a non-exclusive basis.

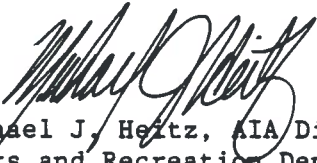
The 990 square foot deck would occupy both hotel property (330 square feet) and parkland (630 square feet).

Finally, the Raddisson Hotel has agreed to assume responsibility for maintaining the park grounds between the hotel and Town Lake.

Raddisson Hotel Project  
P. 2

**Recommendation**

I recommend your approval of an agreement permitting the Raddisson Hotel to renovate the existing Town Lake access stairway, build an observation deck and assume responsibility for maintenance south of the hotel.



Michael J. Hertz, AIA Director  
Parks and Recreation Department